



Landscaping Information

July 2001

This document contains some general information on landscaping and supplements DCLU's Director's Rule on Landscape Standards (DR 13-92). Included are:

- discussion of responsibilities of the four City departments involved with landscaping;
- contact telephone numbers;
- information about container/rooftop landscaping of required open space;
- comments on saving mature vegetation;
- advice about showing required and non-required landscaping on plans; and
- a list of drought tolerant/low water usage plants.

Landscaping Responsibilities of Various City Departments

The following City of Seattle departments hold responsibilities for landscaping activities: the Department of Design, Construction and Land Use (DCLU), Seattle Transportation, City Light, and the Parks Department. The following is a general description of each department's area of expertise:

DCLU—This department requires landscaping on private property for many developments to mitigate adverse impacts (e.g., an evergreen hedge to block headlight glare from neighboring properties). Authority derives from the Land Use Code (Title 23) and SEPA (State Environmental Policy Act, Chapter 25), both of the Seattle Municipal Code.

When designing a building or an addition for which landscaping is required, consult the Land Use Code (under the zone in which your site is located) and the Director's Rule on Landscape Standards (DR 13-92), available on DCLU's website at www.cityofseattle.net/dclu/codes or from the DCLU Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue, (206) 684-8467.

For questions on submittal requirements involving landscaping for a Master Use Permit, contact the DCLU Public Resource Center at (206) 684-8467 or submit your question via DCLU's online "Land Use Q&A Service" at www.cityofseattle.net/dclu/landuse.

For questions on appropriate mitigation of adverse impacts caused by your project (e.g. for screening of parking, blocking headlight glare from a neighboring property or visually reducing the bulk of a project), call the DCLU Land Use Planner assigned to your project at (206) 684-8875.

Seattle Transportation—is the department responsible for activity in the public right-of-way, including planting strips. A Street Use Permit is required both to pave a planting strip and to plant, prune, or remove street trees, which are intended to enhance downtown and neighborhood roadways. The City Arborist at Seattle Transportation reviews these permit applications.

For questions regarding a Street Use Permit or activity in the planting strip, call Street Use at (206) 684-5283 or the City Arborist at (206) 684-5047. A helpful brochure to review is the "Street Design Manual," which includes information on planting strips and approved street tree species. This document can be obtained by calling (206) 684-5283. Seattle Transportation also publishes "Maintaining the Urban Forest," which contains information on street trees.

Parks—The Parks Department maintains the City's park and recreation system and is responsible for permits for individuals to prune and otherwise alter the designated greenbelts. The Park Horticulturist reviews such permit applications in order to maintain belts of natural landscape and habitat for wildlife. Additionally, there are some 21 miles of boulevards (e.g. Lake Washington Boulevard and Queen Anne Boulevard) in Seattle. Parks is responsible for maintenance of turf, planted areas and trees in the boulevards that it owns. If you have questions about pruning or similar activity in a City park, boulevard or greenbelt, call the Park Horticulturist at (206) 684-4111.

City Light—The utility's involvement with trees stems from its maintenance work on some 3,600 miles of

power lines. City Light has issued a "Tree Replacement Program" report, which lays the groundwork for City policy on tree removal and replacement. City Light has also published "The Right Tree Book" to help residents choose appropriate trees near power lines. The book is free to City Light customers, otherwise it may be purchased for \$3.00. (Call Vegetation Management at (206) 386-1733 for copies).

Resources

The following is a list of further resources for assistance with answers to landscaping questions:

King County Soil & Water Conservation

Soil test: (425) 226-4867

King County Cooperative Extension

Soil kit, Master Gardener: (206) 296-3440

King County Noxious Weed Control Program

(206) 296-0290

City of Seattle Conservatory (Volunteer Park)

(206) 684-4743

University of Washington Arboretum

Trees: (206) 543-8800

University of Washington Center for Urban Horticulture

(206) 685-8033

University of Washington Department of Landscape Architecture

(206) 543-9240

Container Landscaping

If you are planning container landscaping (e.g., on rooftops), you should be aware of the following considerations:

- Soil in containers dries out much more rapidly so more frequent watering is necessary
- More nutrient feeding is necessary
- The soil in containers will gain and lose heat more rapidly than in the ground
- Plants chosen for container gardening must be selected with care since they must be able to survive in more difficult circumstances (more wind, more extreme changes in both air and soil temperature, etc.)
- Trees will not live as long, leading to more frequent replacement and higher maintenance costs

- Minimum depth of soil in containers should be 12 inches for ground cover, 24 inches for shrubs and 48 inches for trees, but greater soil depth may be needed for particular species.
- Lightweight soil mixtures, which are more expensive than regular soil, can help lighten the weight load
- Structural handling of the weight load of the landscaping must be considered at the beginning of the design process. The containers must be an integral part of the building design in order to accommodate drainage, irrigation and weight, among other factors.

Saving Existing Trees

Saving existing healthy trees may be to your advantage. Trees up to 12 inches in diameter can be, if necessary, removed, stored and replanted after construction is completed. Property values, aesthetics and environmental mitigation may all be enhanced considerably by retention of larger trees as compared to the smaller sized trees usually planted after construction. Contact the City Arborist to discuss this concept if you have questions.

Consider the following article from the July 1989 Land Use Digest issued by the Urban Land Institute:

"Buyers of new homes are taking builders to court for damaging mature specimen trees during construction, and other buyers are adding liability clauses to building contracts to insure against loss of mature plantings. A Gallup poll conducted for Weyerhaeuser Corporation found that buyers estimate that trees contribute between 7 and 27 percent to the appraised value of property. According to a formula devised by the International Society of Arboriculture in Urbana, Illinois, a tree's value is calculated to be \$27 per square inch, based on its diameter at 4.5 feet above ground. This would make a red oak with a 25-inch diameter worth about \$12,200. Liability may extend for some time after closing; it may take as long as five years for a tree damaged during construction to die."

(**Builder**, May 1989; Hanley-Wood, Inc., 655-15th Street N.W., Suite 475, Washington, D.C. 20005.)

Trees in Parking Lots

A study of the trees in four Metro Park and Ride lots in Seattle revealed some specific problems in both the planting and maintenance of trees in a paved environment.

Parking lot soils are required to be highly compacted (95%), but most plants need 30% or more pore space to maintain vigorous growth. Adding topsoil alone did

not solve the problem because the subsoil is so highly compacted that water resists drainage. The article, in **Grounds Maintenance** by Christina Pfeiffer, recommends the following:

- Test soil aeration using bulk density measurements. As a guideline, the density should be no greater than 1.3 grams/cubic centimeter (fine soils) to 1.4 grams/cubic centimeter (coarse soils).
- Use larger planting beds or berms to increase the effective rooting area.
- Till imported topsoils into the existing subsoil to create a gradual transition layer instead of a distinct soil interface.
- Design permanent irrigation systems into all plantings; restricted rooting areas, combined with reflected heat and dry summers create extreme drought stress in parking-lot landscapes.

Landscaping Plans and "Required" Landscaping

ALL landscaping shown on an applicant's plan is treated as required, unless clearly marked by the applicant as non-required. To avoid potential problems, applicants should **NOT** include optional landscaping elements on their plans. When an inspector reviews the approved landscape plan for final site approval, all landscaping shown on the plan must be present on the site.

Access to Information

Links to electronic versions of DCLU **Client Assistance Memos (CAMs)**, **Director's Rules**, and the **Seattle Municipal Code** are available on the "Publications" and "Codes" pages of our website at www.cityofseattle.net/dclu. Paper copies of these documents are available from our Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue in downtown Seattle, or by calling (206) 684-8467.

PLEASE NOTE: DCLU public information documents should not be used as substitutes for codes and regulations. Details of your project should be reviewed for specific compliance by DCLU staff.

Drought Tolerant/Low Water Usage Plant List



INTRODUCTION

Many of the ornamental plants that have been traditionally used in Washington do not possess the virtue of drought tolerance. Even during normal summers, plants like rhododendrons, azaleas, Eastern dogwoods, Japanese maples, magnolias and others that evolved in summer rainfall areas of the world, require a considerable amount of irrigation.

Periodic droughts and the ever increasing human pressure on available water resources are problems that need to be addressed at all levels. Restrictions on the use of water for lawns and landscaping have been put into place in the past and will doubtless be a factor in the future. At the very least, the cost of water will most certainly rise.

The trees, shrubs, vines, and herbaceous plants listed on the following pages have been shown by experience here and in other parts of the world to be low water use plants. After a period of establishment, the woody plants should be able to grow and prosper with little or no water during the summer. Even the herbaceous plants (annuals, biennials and perennials) listed can endure long periods between irrigations once they are established.

Native plants or non-invasive species are highly recommended. For more information and descrip-

tions of these plants, consult a good plant manual, such as the *Sunset New Western Garden Book*.

In addition to plants that need little water, there are also a number of management techniques which can help to cut down water usage in all landscapes. Mulching, weed control and drip/trickle irrigation systems can fit into a converted effort of water conservation.

Evaporation from the soils surface is one of the more obvious ways that moisture is lost to plants. Covering the soil surface under and around plants with a layer of leaves, bark, wood chips, wood shavings, sawdust, hay, grass clippings, compost, etc., when the soil has water in it, will go a long way in preventing it from evaporating later. Large trees and shrubs can easily use four to six inches of loose organic mulches. Smaller plants should get less.

Weed control is most important. The fewer competitive plants there are in a landscape, the more water available for the desirable species.

Nurseries and garden centers have various sorts of drip/trickle irrigation system kits and components for sale. These can easily be installed on existing outdoor faucets with no tools necessary.

*** NOTE: Items in this list marked with an asterisk are considered invasive or possible invasive. For more information contact the King County Noxious Weed Control Program at (206) 296-0290.**

TREES

Scientific name	Common name
<i>Acer ginnala</i>	Amur Maple
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Acer grandidentatum</i>	Bigtooth Maple
<i>Acer negundo</i>	Box Elder
<i>Aesculus californica</i>	California Buckeye
<i>Ailanthus altissima</i> *	Tree-of-Heaven *
<i>Albizia julibrissin rose</i>	Silktree
<i>Aralia elata</i>	Japanese Angelica tree
<i>Arbutus menziesii</i>	Madrone
<i>Arbutus unedo</i>	Strawberry tree
<i>Broussonetia papyrifera</i>	Paper Mulberry
<i>Calocedrus decurrens</i>	Incense Cedar
<i>Castanea mollissima</i>	Chinese Chestnut
<i>Catalpa speciosa</i>	Western catalpa
<i>Cedrus atlantica</i>	Atlas cedar
<i>Cedrus deodara</i>	Deodar cedar
<i>Celtis australis</i>	European hackberry
<i>Celtis occidentalis</i>	Common hackberry
<i>Celtis reticulata</i>	Western hackberry
<i>Celtis sinensis</i>	Chinese hackberry
<i>Cercis occidentalis</i>	Western redbud
<i>Cercocarpus betuloides</i>	Birch-leaf Mountain Mahogany
<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany
<i>Cornus Nutallii</i>	Western dogwood
<i>Chrysolepis chrysophylla</i>	Golden chinkapin
<i>Continus obovatus</i>	American smoketree
<i>Craetaegus sp.</i> *	Hawthorn species *
<i>Cupressocyparis x Leylandii</i>	Leyland cypress
<i>Cupressus glabra</i>	Arizona cypress
<i>Eucalyptus niphophila</i>	Snow gum
<i>Ficus carica</i>	Common fig
<i>Fraxinus oxycarpa</i>	
‘Raywood’	Claret ash
<i>Fraxinus pensylvanica</i> cvs.	Green ash cultivars
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos inerm</i>	Thornless Honey Locust
<i>Ilex aquifolium</i> *	English holly *
<i>Juglans hindsii</i>	California Black Walnut
<i>Juglans sp.</i>	other walnut species
<i>Juniperus sp.</i>	Juniper species

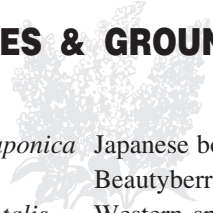
<i>Koelreuteria paniculata</i>	Golden Rain-tree
<i>Laurus nobilis</i>	Mediterranean laurel
<i>Ligustrum lucidum</i>	Glossy privet
<i>Lithocarpus densiflorus</i>	Tanoak
<i>Maclura pomifera</i>	Osage orange
<i>Morus alba</i>	White mulberry
<i>Morus nigra</i>	Black mulberry
<i>Phellodendron amurense</i>	Amur cork tree
<i>Photinia serrulata</i>	Chinese photinia
<i>Pinus sp.</i>	most pines
<i>Platanus x acerifolia</i>	London planetree
<i>Prunus laurocerasus</i>	Cherry laurel
<i>Prunus lusitanica</i>	Portuguese laurel
<i>Pseudotsuga menziesii</i>	Douglas fir
<i>Quercus chrysolepis</i>	Canyon live oak
<i>Quercus garryana</i>	Garry oak
<i>Quercus ilex</i>	Holly oak
<i>Quercus kelloggii</i>	California black oak
<i>Quercus lobata</i>	Valley oak
<i>Quercus sp.</i>	many other oak species
<i>Robinia pseudoacacia</i>	Black locust
<i>Sambucus caerulea</i>	Blue elderberry
<i>Sassafras albidum</i>	Sassafras
<i>Sequoiadendron giganteum</i>	Giant sequoia
<i>Sophora japonica</i>	Japanese pagoda tree
<i>Sorbus aucuparia</i>	European Mountain ash
<i>Thuja plicata</i>	Western red cedar
<i>Tilia tomentosa</i>	Silver linden
<i>Ulmus parvifolia</i>	Chinese elm
<i>Umbellularia californica</i>	Oregon myrtle
<i>Zelkova serrata</i>	Japanese zelkova

SHRUBS, VINES & GROUND COVERS

Scientific name	Common name
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Amelanchier alnifolia</i>	Western serviceberry
<i>Arctostaphylos sp.</i>	Manzanita species
<i>Aronia arbutifolia</i>	Red chokeberry
<i>Aronia melanocarpa</i>	Black chokeberry
<i>Aronia prunifolia</i>	Purple chokeberry
<i>Berberis sp.</i>	Barberry species
<i>Buddleia alternifolia</i> *	Fountain butterfly bush *
<i>Buddleia davidii</i> *	Common butterfly bush *

SHRUBS, VINES & GROUND COVER

(continued)



<i>Buxus microphylla japonica</i>	Japanese boxwood
<i>Callicarpa sp.</i>	Beautyberry species
<i>Calycanthus occidentalis</i>	Western spice bush
<i>Campsis radicans</i>	Trumpet creeper
<i>Caragana arborescens</i>	Siberian Pea-shrub
<i>Carpenteria californica</i>	Bush anemone
<i>Ceanothus sp.</i>	Most ceanothus species
<i>Chaenomeles sp. + cvs.</i>	Flowering quince species and cultivars
<i>Cistus sp. + cvs.</i>	Rock rose species and cultivars
<i>Clematis armandii</i>	Evergreen clematis
<i>Comptonia peregrina</i>	Sweet fern
<i>Cornus stolonifera</i>	Red Osier dogwood
<i>Corylus sp. + cvs.</i>	Filbert species and cultivars
<i>Continus coggygia</i>	European smoketree
<i>Cotoneaster sp.</i>	Cotoneaster species
<i>Deutzia sp.</i>	Deutzia species
<i>Eleagnus sp.</i>	All eleagnus species
<i>Escallonia sp.</i>	Escallonia species
<i>Euonymus sp.</i>	Euonymus species
<i>Forsythia sp.</i>	Forsythia species
<i>Garrya elliptica</i>	Coast silktassel
<i>Gaultheria shallon</i>	Salal
<i>Genista sp. *</i>	Brooms *
<i>Hebe sp. + cvs.</i>	Hebe (veronica) species and cultivars
<i>Helianthemum nummularium</i>	Sunrose
<i>Hippophae rhamnoides</i>	Sea buckthorn
<i>Holodiscus discolor</i>	Ocean spray
<i>Hypericum calycinum</i>	St. Johnswort
<i>Juniperus sp.</i>	Juniper species
<i>Kerria japonica</i>	Kerria
<i>Kolkwitzia amabilis</i>	Beauty bush
<i>Lavandula sp.</i>	Lavender species
<i>Ligustrum sp.</i>	Privet species
<i>Lonicera sp.</i>	Honeysuckle species
<i>Lupinus arboreus</i>	Tree lupines
<i>Mahonia aquifolium & cvs.</i>	Oregon grape and cultivars
<i>Mahonia nervosa</i>	Longleaf mahonia
<i>Manonia pinnata</i>	California holly grape
<i>Mahonia repens</i>	Creeping mahonia
<i>Myrica californica</i>	Pacific wax myrtle
<i>Osmanthus sp.</i>	Osmanthus species
<i>Paxistima myrsinites</i>	Oregon box

<i>Philadelphus lewisii</i>	Western mock orange
<i>Phillyrea latifolia</i>	Mock privet
<i>Photinia x fraseri</i>	Fraser photinia
<i>Photinia glabra</i>	Japanese photinia
<i>Physocarpus sp.</i>	Ninebark species
<i>Polygonum aubertii</i>	Silver lace vine
<i>Potentilla fruticosa + cvs.</i>	Shrubby cinquefoil
<i>Prunus laurocerasus cvs.</i>	Shrubby cherry laurels
<i>Quercus sadleriana</i>	Sadler's oak
<i>Quercus vaccinifolia</i>	Huckleberry oak
<i>Pyracantha sp.</i>	Firethorn species
<i>Raphiolepis umbellata</i>	Yeddo hawthorn
<i>Rhamnus alaternus</i>	Italian buckthorn
<i>Rhamnus californica</i>	California coffeeberry
<i>Rhamnus frangula</i>	Alder buckthorn
<i>Rhodotypos scandens</i>	Jet bead
<i>Rhus copallina</i>	Shining sumac
<i>Rhus glabra</i>	Smooth sumac
<i>Rhus typhina</i>	Staghorn sumac
<i>Ribes alpinum</i>	Alpine currant
<i>Ribes aureum</i>	Golden currant
<i>Ribes sanguineum</i>	Red flowering currant
<i>Ribes speciosum</i>	Fuchsia flowering gooseberry
<i>Robinia hispida</i>	Rose acacia
<i>Rose eglanteria</i>	Eglantine rose
<i>Rosa harisonii</i>	Harison's yellow rose
<i>Rosa rugosa</i>	Rugosa rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Santolina chamaecyparissus</i>	Lavender cotton
<i>Shepherdia sp.</i>	Buffalo berries
<i>Spiraea sp.</i>	Spiraea species
<i>Stranvaesia davidiana</i>	Stranvaesia
<i>Symphoricarpos sp.</i>	Snowberry species
<i>Syringa sp.</i>	Lilacs
<i>Taxus sp.</i>	Yews
<i>Teucrium sp.</i>	Germanders
<i>Vaccinium ovatum</i>	Evergreen huckleberry
<i>Vaccinium parvifolium</i>	Red huckleberry
<i>Viburnum sp.</i>	Viburnums
<i>Vitex agnus-castus</i>	Chaste tree
<i>Vitis sp.</i>	Grapes
<i>Wisteria sp.</i>	Wisterias
<i>Yucca sp.</i>	Yuccas

PERENNIALS, ANNUALS & BIENNIALS

Scientific name	Common name	*A,B or P
<i>Achillea sp.</i>	Yarrows	P
<i>Alcea rosea</i>	Hollyhock	B
<i>Alyssum sp.</i>	Alyssums	P
<i>Amaryllis belladonna</i>	Belladonna lily	P
<i>Aquilegia sp.</i>	Columbines	P
<i>Arctotheca calendula</i>	Cape weed	A
<i>Arctotis sp.</i>	African daisies	A
<i>Argemone sp.</i>	Prickly poppies	A
<i>Armeria sp.</i>	Thriffs, sea pinks	P
<i>Artemisia sp.</i>	Wormwoods	P
(except for <i>absinthium</i> , which is a noxious weed)		
<i>Baptisia australis</i> *	False indigo *	P
<i>Brodiaea sp.</i>	Brodiaeas	P
<i>Catananche caerulea</i>	Cupid's dart	P
<i>Centaurea sp.</i>	Cornflower, Sweet sultan	A
<i>Chrysanthemum frutescens</i>	Marguerite	A
<i>Chrysanthemum parthenium</i>	Feverfew	P
<i>Cleome spinosa</i>	Spider flower	A
<i>Coreopsis sp.</i>	Coreoposis	A & P
<i>Cortaderia selloana</i>	Pampas grass	P
<i>Cosmos sp.</i>	Cosmos	A
<i>Cynoglossum amabile</i>	Chinese Forget-me-not	B
<i>Cynoglossum grande</i>	Western hound's tongue	P
<i>Dianthus barbatus</i>	Sweet William	A & B
<i>Dianthus plumarius</i>	Cottage pink	P
<i>Dimorphotheca sp.</i>	Cape marigolds	A
<i>Epimedium sp.</i>	Epimediums	P
<i>Erigeron glaucus</i>	Beach aster	P
<i>Erysimum sp.</i>	Wallflowers	A & P
<i>Escholzia californica</i> *	California poppy *	A & P
<i>Fragaria chiloensis</i>	Sand strawberry	P
<i>Gaillardia sp.</i>	Blanket flowers	A & P
<i>Gerbera jamesonii</i>	Transvaal daisy	A
<i>Gomphrena globosa</i>	Globe amaranth	A
<i>Gypsophila paniculata</i>	Baby's breath	P
<i>Helichrysum bracteatum</i>	Strawflower	A
<i>Helleborus lividus corsicus</i>	Corsican hellebore	P
<i>Helleborus orientalis</i>	Lenten rose	P
<i>Hemerocallis sp. + cvs.</i>	Daylilies	P
<i>Ipomaea sp.</i>	Morning glories	A
<i>Iris foetidissima</i>	Gladwin iris	P
<i>Iris sp.</i>	Bearded irises	P
<i>Iris sp.</i>	Pacific Coast species	P

* A = Annuals
 B = Biennials
 P = Perennials



PERENNIALS, ANNUALS & BIENNIALS (continued)

Scientific name	Common name	*B,P or A
<i>Kniphofia uvaria</i>	Red hot poker	P
<i>Layia platyglossa</i>	Tidytips	A
<i>Liatris sp.</i>	Gayfeathers	P
<i>Limonium sp.</i>	Sea lavenders	A & P
<i>Linum sp.</i>	Flax	A & P
<i>Lithodora diffusa</i>	Lithodora	P
<i>Lobularia maritima</i>	Sweet alyssum	A
<i>Lotus berthelotti</i>	Parrot's beak	A
<i>Marrubium vulgare</i>	Horehound	P
<i>Narcissus sp.</i>	Daffodils	P
<i>Oenothera sp.</i>	Evening primroses	B & P
<i>Origanum sp.</i>	Marjorams	P
<i>Osteospermum sp.</i>	African daisies	A
<i>Papaver sp.</i>	Poppies	A & P
<i>Pelargonium sp.</i>	Geraniums	A
<i>Pennisetum setaceum</i>	Fountain grass	P
<i>Phlomis fruticosa</i>	Jerusalem sage	P
<i>Phlox drummondii</i>	Annual phlox	A
<i>Portulaca grandiflora</i>	Moss rose	A
<i>Potentilla sp. *</i>	Cinquefoils *	P
(except for <i>vecta</i>)		
<i>Romneya coulteri</i>	Matilija poppy	P
<i>Rudbeckia sp.</i>	Coneflowers	A, B & P
<i>Salvia sp. *</i>	Sages *	A & P
(except for <i>pratensis</i> /meadow clary, <i>sclarea</i> /clary, and <i>aethiopis</i> /mediterranean)		
<i>Sedum sp.</i>	Stonecrops	P
<i>Sempervivum sp.</i>	Houseleeks	P
<i>Senecio cineraria</i>	Dusty miller	A & P
<i>Sisyrinchium sp.</i>	Blue & yellow eyed grasses	P
<i>Thymus sp.</i>	Thymes	P
<i>Tropaeolum sp.</i>	Nasturtiums	A & P
<i>Verbascum sp.</i>	Mulleins	B
<i>Verbena sp. *</i>	Verbenas *	A & P
<i>Vinca rosea</i>	Madagascar periwinkle	A
<i>Yucca sp.</i>	Yuccas	P
<i>Zauschneria sp.</i>	California Fuchsias	P

* A = Annuals
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Written by George J. Pinyuh, Area Extension Agent, King/Pierce County Cooperative Extension.
 Edited by Jane Wentworth, Program Manager, King County Noxious Weed Control Program